ORDINANCE NO. 20080320-065

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10815 FM 2222 ROAD FROM LIMITED OFFICE (LO) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL (GR) DISTRICT FOR TRACT ONE AND LIMITED OFFICE (LO) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT FOR TRACT TWO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-2008-0027, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From limited office (LO) district and community commercial (GR) district to community commercial (GR) district.

A 28,000 sq. ft. tract of land, more or less, out of Lot 1, River Place Center Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

Tract Two: From limited office (LO) district and community commercial (GR) district to limited office (LO) district and community commercial (GR) district.

Lot 1, River Place Center Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 86, Pages 196A-196C, of the Plat Records of Travis County, Texas; Save and Except the property described as Tract One in this ordinance,

locally known as 10815 FM 2222 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on March 31, 2008.

PASSED AND APPROVED

§
§
March 20, 2008 §

Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

EXHIBIT A

TRACT ONE

FIELD NOTES
PROPOSED ZONING BOUNDARY

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE WILLIAM BELL SURVEY NO. 802, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1, RIVER PLACE CENTER, A SUBDIVISION AS RECORDED IN BOOK 86, PAGES 196A-196C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 1 BEING CONVEYED TO RIVER PLACE POINTE, L.P., A TEXAS LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2005116100 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a ½" iron rod found at the intersection of the southwest right-of-way line of R.M Highway No. 2222 and the northwest right-of-way line of River Place Boulevard, said iron rod found also being the most easterly corner of the above described Lot 1, from which a ½" iron rod found on said southwest right-of-way line of R.M. Highway No. 2222 bears N50°51'55"W a distance of 205.49 feet, Thence, S51°09'36"W a distance of 173.81 feet to a point for the most easterly corner and POINT OF BEGINNING of the herein described tract;

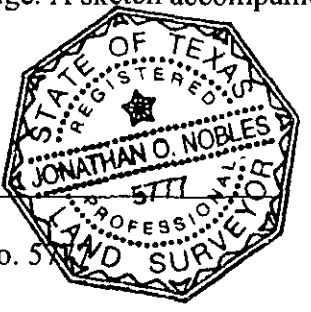
THENCE S39°08'05"W a distance of 160.00 feet to a point for the most southerly corner of this tract,

THENCE N50°51'55"W a distance of 175.00 feet to a point for the most westerly corner of this tract;

THENCE N39°08'05"E a distance of 160.00 feet to a point for the most northerly corner of this tract;

THENCE S50°51'55"E a distance of 175.00 feet to the POINT OF BEGINNING, and containing 28,000 square feet of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on November 7, 2007 under my supervision and are true and correct to the best of my knowledge. A sketch accompanies this description.

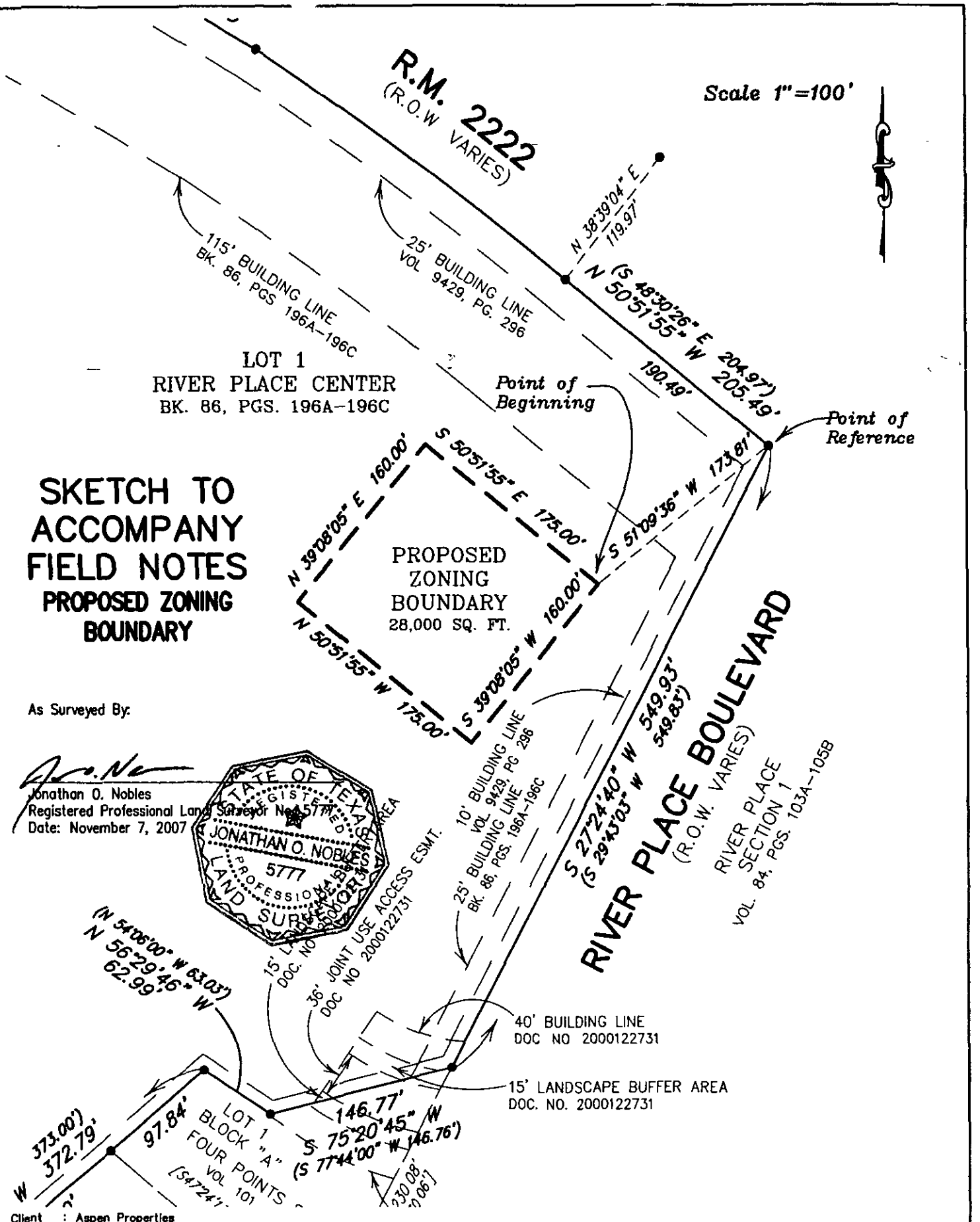


1/11/2008

Jonathan O. Nobles
Registered Professional Land Surveyor No. 5711

Date

Client:	Aspen Properties
Date:	January 11, 2008
WO No.:	0A434-002-00/503
FB:	590/55
File:	J:\Projects\A434\002\Survey\A434-002.crd



Client : Aspen Properties
Date : January 10, 2008
Office : C. Cregar, J. Nobles, C. Willoughby
Crew : J. Jones, M. Snyder
F.B. : 590/55
Job No : 0A434-002-00 500
Disk : J:\Projects\A434\002\Survey\A434-002.crd & A434-002 ZONING.dwg

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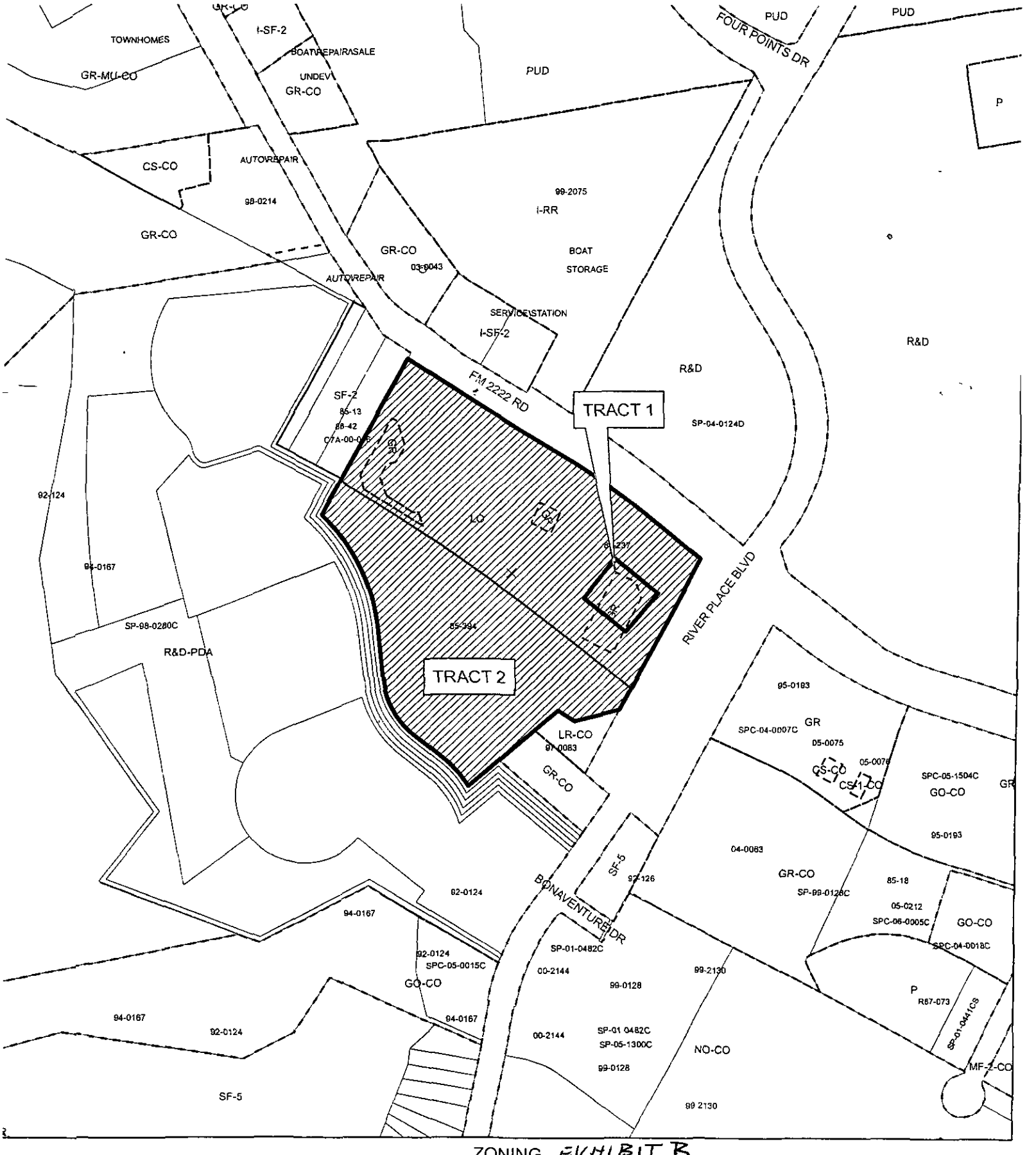
906 Lee Clinton Parkway, Suite 230 Austin, Texas 78746 512/328-6573 Fax 512/445-2288



ZONING EXHIBIT B

N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR S MEEKS

1" = 400'

ZONING CASE# **C14-2008-0027**
ADDRESS: **10815 FM 2222 RD**
SUBJECT AREA: **21.08 ACRES**
GRID: **D33**
MANAGER: **J. ROUSSELIN**

CITY OF AUSTIN FOUNDED 1839

This map has been produced by G I S Services for the sole purpose of geographic reference
No warranty is made by the City of Austin regarding specific accuracy or completeness